

2. PLAN DEVELOPMENT

OVERVIEW

Preparing the Comprehensive Development Plan (CDP) is a cyclical process (see Figure 2-1) running each year from late October to mid-August (see Figure 2-2). It consists of four major steps:

1. Executive Branch Public Hearings: During February, public hearings are held to gather citizen input for the proposed CDP. These hearings are held in each of the six study areas (see Study Area section). Note: for the 2004 CDP, public hearings were actually held in the month of March.
2. Mayor's Plan: During March and April, the draft CDP is developed. It incorporates input from various sources, including issues from the hearings and written comments from each NPU. The draft is presented to the City Council as the mayor's plan at the first Council meeting in May.
3. Council Adoption: The Council opens the mayor's draft to a 45-day public review. A public hearing held by the City Council's Community Development Committee follows the review period. Committee and public input are reviewed and incorporated according to appropriate guidelines. The Council then adopts the CDP, by ordinance, by the last Council meeting in July.
4. Dissemination: The Bureau of Planning makes final editorial corrections, prints and distributes the adopted plan prior to re-initiating the four-step cycle.

Figure 2-1: Annual Planning and Development Process

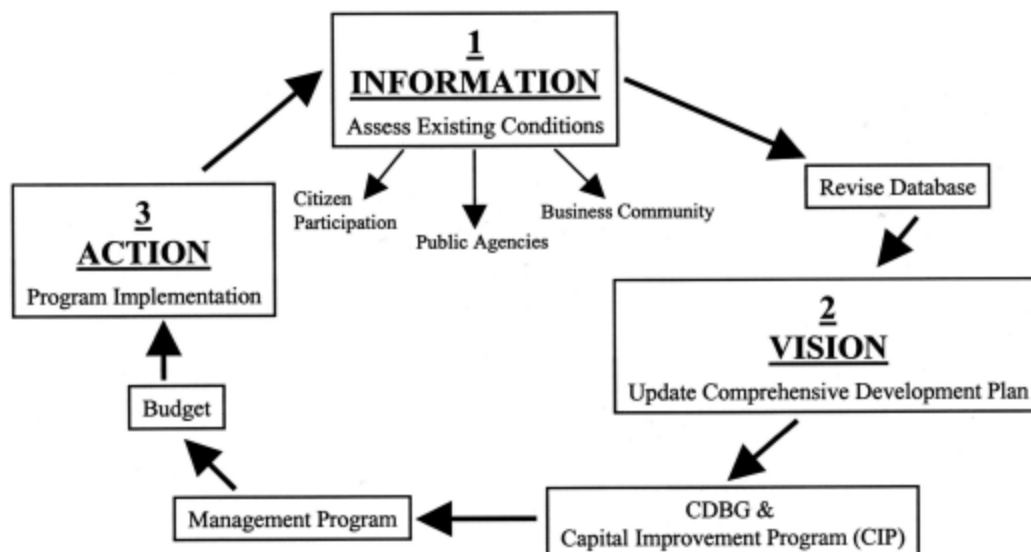


Figure 2-2: 2004 CDP Production Schedule

DATE	PROJECT ACTIVITY
February 2003	BOP distributes public hearing location notices to APAB
February – March 2003	BOP staff begins to update CDP text and project listing With City agencies and neighborhood planning units.
March 18-27, 2003	BOP holds public hearing for each of the six study areas.
April	BOP incorporates NPU comments into draft 2004 CDP.
April 14	BOP submits draft CDP to Mayor.
April 21	BOP incorporates Mayor's comments into draft CDP and transmits draft CDP for printing.
April 29	Mayor transmits draft 2004 CDP, with adopting ordinance, to Community Development/Human Resources (CD/HR) Committee for first reading.
May 5	City Council conducts 1st reading of adopting ordinance and initiates a 45-day public review period. BOP distributes proposed 2004 CDP to NPUs and public for review.
June 10	CD/HR Committee conducts 2 nd read/1 st adoption of ordinance.
June 19	Public review period ends.
June 30	CD/HR Committee holds public hearing
July 1	CD/HR Committee conducts 3 rd reading/final adoption of CDP.
July 7	City Council holds 3 rd read and adopts 2004 CD
July 15	Mayor signs adopting ordinance the 2004 CDP
July 29	Submission of CDP/CIP and STWP to ARC for Certification
October 6	City Council approves 3 rd Quarter CDP land use amendments
October 31	CDP certification date
December 1	City Council approves 4 th Quarter CDP land use amendments
December 15	BOP sends 2004 CDP to printer
January 2004	BOP distributes copies of 2004 CDP

Map 2-1: NPUs and Study Areas

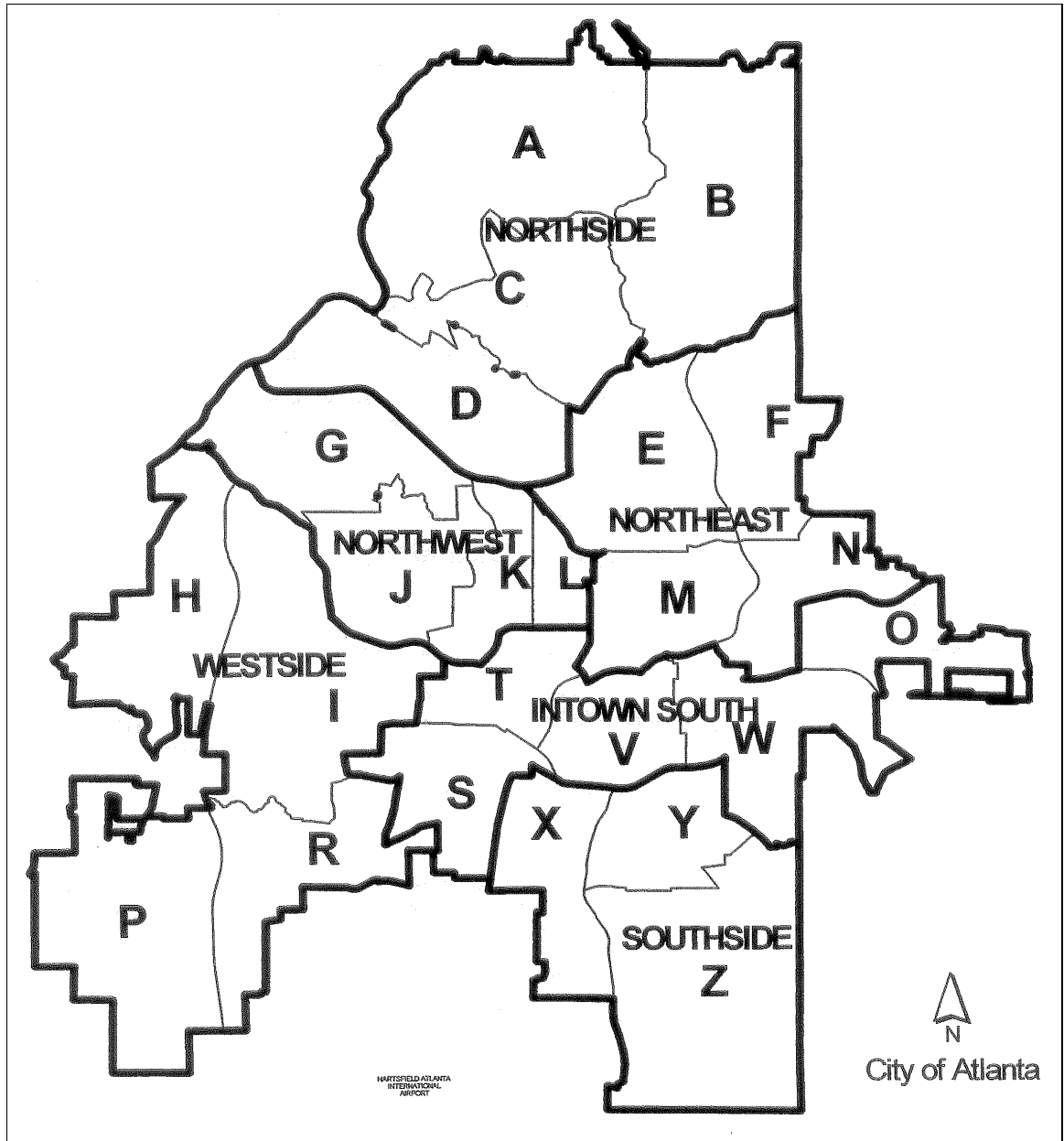


Figure 2-3: 2004 CDP Public Hearings Schedule

<p style="text-align: center;">2004 Comprehensive Development Plan Public Hearings</p>

<u>Study Area</u>	<u>Public Hearing Date</u>	<u>Location</u>
Westside (H, I, P, R)	March 18, 2003	Ben Hill Recreation Center
Intown South (O, S, T, V, &W)	March 19, 2003	Georgia Hill Center
Northeast (E, F, M, N)	March 20, 2003	Little Five Points CC
Northwest (G J, K, L)	March 25, 2003	Atlanta Job Corp Center
Southside (X, Y, Z)	March 26, 2003	Southeast Recreation Center
Northside (A ,B ,C ,D)	March 27, 2003	RM Clayton WRC

These public hearings are a forum for citizens and business representatives to discuss issues affecting the city and to present input into the formulation of the 2004 Comprehensive Development Plan.

Questions about the hearings should be addressed to:

**Bureau of Planning
55 Trinity Avenue, SW
Suite 3350
Atlanta, GA 30335
404-330-6145**

PLAN IMPLEMENTATION

THE COMPREHENSIVE DEVELOPMENT PLAN

According to the Georgia Planning Act, plan implementation strategy means "the narrative description counties and municipalities must submit describing how they intend to implement their comprehensive plan, including a listing of public actions to be undertaken by the community toward implementation of the comprehensive plan and the related costs of such actions." Therefore, the City's Comprehensive Development Plan (CDP) is implemented through its policies, programs and projects. The plan implementation strategy is reviewed and approved annually by the Mayor and City Council to insure that it is meeting the needs of the residents of the City. The CDP contains one-, five- and fifteen-year plan components and identifies the major policy issues in economic development, housing, human services, transportation, environment, natural resources, historic resources, parks and recreation, arts and cultural affairs, libraries, education, public safety, general government, urban design and land use.

The Consolidated Plan is a means of implementing the CDP and is required by the US Department of Housing and Urban Development (HUD) for receipt of grant funds. Every fall, during the third quarter CDP amendment process, the Consolidated Plan is adopted as an amendment, or addendum, to the CDP. By November 15 of each year, during the third quarter CDP amendment process, the Consolidated Plan is submitted to HUD for receipt of grant funds by January 1. The Plan merges the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME, Housing Opportunities for Persons with Aids (HOPWA), and the City's Comprehensive Housing Affordability Strategy (CHAS) with the City's CDP. The City's CDP is the overall guide, while the Consolidated Plan provides more detailed and specific policies for the HUD grant programs, which it encompasses. The Consolidated Plan identifies needs, priorities, and geographic targeting policies for funding that the City receives through grant programs of HUD is hereby incorporated into the CDP.

The plan is also implemented by the City's zoning ordinance, the subdivision regulations; and by economic development incentives. This involves an ongoing process of updating and developing policies; programming capital, social and economic improvements; and developing an annual budget to carry out the adopted plan.

LAND USE REGULATIONS

The 1982 Zoning Ordinance of the City of Atlanta, as amended, has been created in accordance with the City's CDP. The zoning ordinance regulates and implements land use and other policies outlined in the CDP. Amendments are made to the comprehensive development plan's land use plan so that zoning changes conform to the plan. Land use maps in this document reflect all amendments approved through fourth quarter 2002.

The City's economic development incentives include the Atlanta Empowerment Zone funding, the Urban Enterprise Zone tax abatement and tax credit program, tax increment financing, and impact fee exemptions.

THE CAPITAL IMPROVEMENTS PROGRAM

The CIP document sets forth the work program for the CDP. This document is submitted with the CDP to the Atlanta Regional Commission (ARC) annually, as required by the Georgia Planning Act. The CIP covers a fifteen-year time period and is updated annually. This program recommends the use of projected revenues for capital purposes expected over the next five years and identifies all capital needs over the full fifteen-year period. A general financial plan for funding those projects needed over the entire 15-year period is included. The CIP projects needed over the entire 15-year period are included. The CIP is based upon the CDP and serves as a policy guide for the expenditure of capital funds budgeted in the annual budget as well as for the annual general-obligation bond issue.

The CIP identifies specific improvements to the City's infrastructure and facilities. It covers the facilities of both general government operations and the City's self-supporting enterprise operations (Hartsfield, water and sewer).

This document encourages City agency and department heads to establish an internal planning process to identify capital needs with sufficient lead-time so that decisions may be made on the most advantageous financial means of addressing them. The CIP is sorted by functional program area in compatibility with the CDP.

THE ANNUAL BUDGET

The annual budget for the various funds and activities of the City is prepared by the executive branch and is presented to the City Council as the Mayor's recommended budget. The annual budget process includes the setting of goals, objectives, and work programs for the various City agencies; as well as the financing plan for raising the necessary revenues through taxes, service fees, and other sources. During the City Council's deliberations over the Mayor's recommended budget, the Finance/Executive Committee of City Council conducts at least one public hearing.